

1 BILL NO. R-93 01-17

2 DECLARATORY RESOLUTION NO. R-06-93

3 A DECLARATORY RESOLUTION confirming the
4 designation of an "Economic
5 Revitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as 2131
7 South Coliseum Boulevard and 4300 New
8 Haven Avenue, Fort Wayne, Indiana 46803.
9 (Phelps Dodge Magnet Wire Company)

10 WHEREAS, Common Council has previously designated and
11 declared by Declaratory Resolution the following described
12 property as an "Economic Revitalization Area" under Division
13 6, Article II, Chapter 2 of the Municipal Code of the City of
14 Fort Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1,
15 to wit:

16 South 1135 feet of the North 1380 feet West of
17 Union Railway South East quarter except the South
18 148.3 Section 8 of Adams Township, Allen County,
19 Indiana. Also all of the North West quarter of the
20 South East quarter East of Union Railway, Section 8
21 of Adams Township, Allen County, Indiana

22 said property more commonly known as 2131 South Coliseum
23 Boulevard and 4300 New Haven Avenue, Fort Wayne, Indiana
24 46803; and

25 WHEREAS, said project will create 21 additional permanent
26 jobs for a total additional annual payroll of \$567,000, with
27 the average new annual job salary being \$27,000; and

28 WHEREAS, the total estimated project cost is \$36,073,000;
29 and

30 WHEREAS, recommendations have been received from the
31 Committee on Finance and the Department of Economic
32 Development concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 6-1.1-
12.1-2.5 and I.C. 5-3-1 and a public hearing has been
conducted on said Resolution; and

1 **WHEREAS**, if said Resolution involves an area that has
2 already been designated an allocation area under I.C. 36-7-14-
3 39, The Fort Wayne Redevelopment Commission has adopted a
4 Resolution approving the designation.

5 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF**
6 **THE CITY OF FORT WAYNE, INDIANA:**

7 **SECTION 1.** That, the Resolution previously designating
8 the above described property as an "Economic Revitalization
9 Area" is confirmed in all respects.

10 **SECTION 2.** That, the hereinabove described property is
11 hereby declared an "Economic Revitalization Area" pursuant to
12 I.C. 6-1.1-12.1, said designation to begin on the effective
13 date of this Resolution and continue for a five (5) year
14 period. Said designation shall terminate at the end of that
15 five (5) year period.

16 **SECTION 3.** That, said designation of the hereinabove
17 described property as an "Economic Revitalization Area" shall
18 apply to both a deduction of the assessed value of real estate
19 and personal property for new manufacturing equipment.

20 **SECTION 4.** That, the estimate of the number of
21 individuals that will be employed or whose employment will be
22 retained and the estimate of the annual salaries of those
23 individuals and the estimate of the value of redevelopment or
24 rehabilitation and the estimate of the value of the new
25 manufacturing equipment, all contained in Petitioner's
26 Statement of Benefits are reasonable and are benefits that can
27 be reasonably expected to result from the proposed described
28 redevelopment or rehabilitation and from the installation of
29 the new manufacturing equipment.

30 **SECTION 5.** The current year approximate tax rates for
31 taxing units within the City would be:
32

- 1 (a) If the proposed development does not occur, the
2 approximate current year tax rates for this site
3 would be \$8.1645/\$100.
- 4 (b) If the proposed development does occur and no
5 deduction is granted, the approximate current year
6 tax rate for the site would be \$8.1645/100 (the
7 change would be negligible).
- 8 (c) If the proposed development occurs and a deduction
9 percentage of fifty percent (50%) is assumed, the
10 approximate current year tax rate for the site
11 would be \$8.1645/\$100 (the change would be
12 negligible).
- 13 (d) If the proposed new manufacturing equipment is not
14 installed, the approximate current year tax rates
15 for this site would be \$8.1645/\$100.
- 16 (e) If the proposed new manufacturing equipment is
17 installed and no deduction is granted, the
18 approximate current year tax rate for the site
19 would be \$8.1645/\$100 (the change would be
20 negligible).
- 21 (f) If the proposed new manufacturing equipment is
22 installed and a deduction percentage of eighty
23 percent (80%) is assumed, the approximate current
24 year tax rate for the site would be \$8.1645/\$100
25 (the change would be negligible).

26 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby
27 determined that the deduction from the assessed value of the
28 real property shall be for a period of ten (10) years, and
29 that the deduction from the assessed value of the new
30 manufacturing equipment shall be for a period of five (5)
31 years.
32

1 **SECTION 7.** The benefits described in the Petitioner's
2 Statement of Benefits can be reasonably expected to result
3 from the project and are sufficient to justify the applicable
4 deductions.

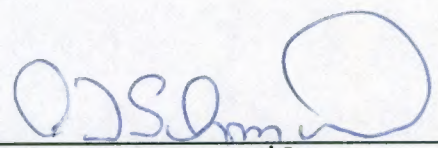
5 **SECTION 8.** For new manufacturing equipment, a deduction
6 application must contain a performance report showing the
7 extent to which there has been compliance with the statement
8 of benefits form approved by the Fort Wayne Common Council at
9 the time of filing.

10 **SECTION 9.** For real property, a deduction application
11 must contain a performance report showing the extent to which
12 there has been compliance with the Statement of Benefits form
13 approved by the Fort Wayne Common Council at the time of
14 filing. This report must be submitted to the Allen County
15 Auditor's Office and the City of Fort Wayne's Department of
16 Economic Development and must be included in the deduction
17 application. For subsequent years, the performance report
18 must be updated within sixty days after the end of each year
19 in which the deduction is applicable.

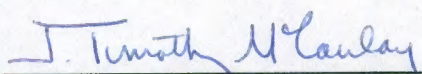
20 **SECTION 10.** The performance report must contain the
21 following information:

- 22 A. The cost and description of real property
23 improvements and/or new manufacturing equipment
24 acquired.
- 25 B. The number of employees hired through the end of
26 the preceding calendar year as a result of the
27 deduction.
- 28 C. The total salaries of the employees hired through
29 the end of the preceding calendar year as a result
30 of the deduction.
- 31 D. The total number of employees employed at the
32 facility receiving the deduction.
- E. The total assessed value of the real and/or
 personal property deductions.
- F. The tax savings resulting from the real and/or
 personal property being abated.

1 **SECTION 11.** That, this Resolution shall be in full force
2 and effect from and after its passage and any and all
3 necessary approval by the Mayor.
4

5 
6 _____
7 Member of Council
8

9 APPROVED AS TO FORM AND LEGALITY
10

11 
12 _____
13 J. Timothy McCaulay, City Attorney
14

15 FOUR STAR BLEND
16 SOUTHWORTH CO. U.S.A.
17 25% COTTON FIBER
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Read the first time in full and on motion by Belmont, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Friday, the 9th, day of February, 19 93, at 7:00 o'clock PM, E.S.T.

DATED: 1-26-93

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Belmont, seconded by _____, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>			<u>3</u>
BRADBURY				<u>✓</u>
EDMONDS	<u>✓</u>			
GiaQUINTA				<u>✓</u>
HENRY	<u>✓</u>			
LONG				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 2-9-93

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Mark E. Goshoff, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. Q-06-93 on the 9th day of January, 19 93

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Mark E. Goshoff, Deputy Clerk

Thomas E. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of February, 19 93, at the hour of 11:00 o'clock PM, E.S.T.

Approved and signed by me this 15th day of February, 19 93, at the hour of 4:15 o'clock PM, E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

January 27, 1993

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of
January 30, 1993, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-93-01-16 & R-93-01-17
Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from
both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-93-01-16 AND R-93-01-17)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 1-26-93,
date

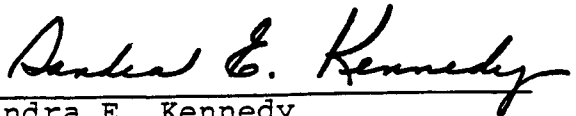
designating property at 2131 South Coliseum Boulevard and 4300 New
Haven Avenue, Fort Wayne, Indiana 46803 (Phelps Dodge
Magnet Wire Company)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, February 9, 1993, at 7:00 P.M.
date, time & place
Common Council Conference Room 128, City-County Bldg., One Main
Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.


Sandra E. Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Phelps Dodge Magnet Wire Company is requesting a tax abatement with intentions of converting the dilapidated building at 2131 West Coliseum Blvd., into a new office complex/technology center.

They are also planning addition to the manufacturing plant to house the new distribution center. Several pieces of equipment will also be purchased.

2-93-01-17

EFFECT OF PASSAGE Will allow for the creation of 21 new positions.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-93-01-17

REPORT OF THE COMMITTEE ON
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 2131 South Coliseum Boulevard and
4300 New Haven Avenue, Fort Wayne, Indiana 46803 (Phelps
Dodge Magnet Wire Company)

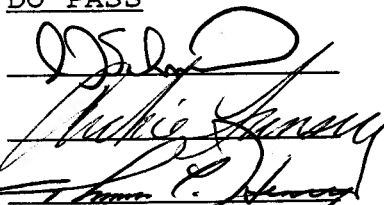
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC


CR Edmonds

DATED: 2-9-93.

Sandra E. Kennedy
City Clerk

FW COMMON COUNCIL
(Governmental Unit)

To: The Journal-Gazette
P.O. Box 100
Fort Wayne, IN Dr.

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines
Head -- number of lines
Body -- number of lines
Tail -- number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines
at .33 cents per line \$ 8.25
Additional charge for notices containing rule or tabular work (50 percent of above amount)
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 1.00
TOTAL AMOUNT OF CLAIM \$ 9.25

DATA FOR COMPUTING COST

Width of single column 12.5 ems
Number of insertions 1
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Bonnie Brown

Date: Jan 30, 19 93 Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned BONNIE BROWN who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

1/30/93
Bonnie Brown

Subscribed and sworn to before me this 30th day of Jan, 19 93.

Notary Public Whitley County, IN
SHELLEY R. LARUE

My commission expires: March 3, 1994

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-93-01-16 AND R-93-01-17)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 1-26-93, designating property at 2131 South Coliseum Boulevard and 4300 New Haven Avenue, Fort Wayne, Indiana 46803 (Phelps Dodge Magnet Wire Company) an Economic Revitalization Area. A description of the affected area can be inspected in the (County Assessor's Office).
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 9, 1993, at 7:00 P.M. Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year later confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
#792
1-30

FW COMMON COUNCIL
(Governmental Unit)To: The News-Sentinel Dr.
P.O. Box 100
Fort Wayne, IN

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
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(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

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Bonnie BrownDate: Jan 30, 19 93Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned BONNIE BROWN who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

1/30/93Bonnie BrownSubscribed and sworn to before me this 30th day of Jan, 1993SHELLEY R. LARUE
Notary Public Whitley County, INMy commission expires: March 3, 1994NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-93-01-16 AND R-93-01-17)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 1-26-93, designating property at 2131 South Coliseum Boulevard and 4300 New Haven Avenue, Fort Wayne, Indiana 46803 (Phelps Dodge Magnet Wire Company) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
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Sandra E. Kennedy
City Clerk
#792